

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 9/131 Charman Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$902,000

Median sale price

Median price \$1,132,500 Property Type Unit Suburb Beaumaris

Period - From 25/05/2019 to 24/05/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 1/41 Patty St MENTONE 3194 | \$882,500 | 22/02/2020 |
| 2 | 2a Cochrane Av MENTONE 3194 | \$850,000 | 02/04/2020 |
| 3 | 2/62 Bonanza Rd BEAUMARIS 3193 | \$835,000 | 16/03/2020 |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/05/2020 16:29



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$820,000 - \$902,000

Median Unit Price

25/05/2019 - 24/05/2020: \$1,132,500

Comparable Properties



1/41 Patty St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$882,500

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit



2a Cochrane Av MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Private Sale

Date: 02/04/2020

Property Type: House

Land Size: 250 sqm approx



2/62 Bonanza Rd BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$835,000

Method: Private Sale

Date: 16/03/2020

Property Type: Townhouse (Single)